| 035.0 | 0004 | 0007.0 | 1 of 1 | Apartment |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 3,002,900 | / | 3,002,900 |
| USE VALUE: | 3,002,900 | / | 3,002,900 |
| ASSESSED: | 3,002,900 | / | 3,002,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 35 | | FREMONT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ARLINGTON-FREMONT RLTY INC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 1259 BROADWAY |
| Street 2: | |
| Twn/City: | SOMERVILLE |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02144 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 34,521 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1968, having primarily Brick Exterior and 17040 Square Feet, with 22 Units, 22 Baths, 0 3/4 Bath, 0 HalfBath, 66 Rooms, and 22 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R5 | APTS LOW | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 112 | 34521.000 | 1,847,200 | 11,700 | 1,144,000 | 3,002,900 |
| Total Card | 0.792 | 1,847,200 | 11,700 | 1,144,000 | 3,002,900 |
| Total Parcel | 0.792 | 1,847,200 | 11,700 | 1,144,000 | 3,002,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 176.22 | /Parcel: 176.2

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 24636

**GIS Ref**

**GIS Ref**

**Insp Date** 12/06/18

!2903!

## PREVIOUS ASSESSMENT

Parcel ID 035.0-0004-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 112 | FV | 1,766,500 | 11700 | 34,521. | 1,040,000 | 2,818,200 | 2,818,200 | Year End Roll | 12/18/2019 |
| 2019 | 112 | FV | 1,464,800 | 12200 | 34,521. | 1,040,000 | 2,517,000 | 2,517,000 | Year End Roll | 1/3/2019 |
| 2018 | 112 | FV | 1,464,800 | 12200 | 34,521. | 1,040,000 | 2,517,000 | 2,517,000 | Year End Roll | 12/20/2017 |
| 2017 | 112 | FV | 1,263,700 | 12200 | 34,521. | 816,000 | 2,091,900 | 2,091,900 | Year End Roll | 1/3/2017 |
| 2016 | 112 | FV | 1,263,700 | 12200 | 34,521. | 816,000 | 2,091,900 | 2,091,900 | Year End | 1/4/2016 |
| 2015 | 112 | FV | 1,112,800 | 12600 | 34,521. | 720,000 | 1,845,400 | 1,845,400 | Year End Roll | 12/11/2014 |
| 2014 | 112 | FV | 1,112,800 | 12600 | 34,521. | 720,000 | 1,845,400 | 1,845,400 | Year End Roll | 12/16/2013 |
| 2013 | 112 | FV | 1,112,800 | 12600 | 34,521. | 720,000 | 1,845,400 | 1,845,400 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 18:14:26 |

**LAST REV**

| Date | Time |
|---|---|
| 05/14/19 | 14:21:03 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2903

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 17657-167 | | 12/1/1986 | | 1,750,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 24636 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/6/2018 | MEAS&NOTICE | CC | Chris C |
| 2/23/2009 | Measured | 345 | PATRIOT |
| 3/10/2000 | Info At Door | 197 | PATRIOT |
| 2/25/2000 | Measured | 197 | PATRIOT |
| 10/21/1998 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 112 | Apts. 8 Plus | | 34521 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | AG | | | | | | | | | | | | | | | | |
| 112 | Apts. 8 Plus | | 16 | | No. of Un | Site | | 0 | 71,500. | 1.00 | AG | | | | | | | | | 1,144,000 | | | | | | 1,144,000 | |

Total AC/HA: 0.79249 | Total SF/SM: 34521 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT GOOD | Total: 1,144,000 | Spl Credit | Total: 1,144,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 83 - Apt- Garden | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 22 | Total: | 22 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BRICK | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1968 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | 0 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 22 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 22 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 30. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 30 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 168.00 |
| Size Adj.: | 0.81909466 |
| Const Adj.: | 1.06049991 |
| Adj $ / SQ: | 145.933 |
| Other Features: | 220000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 2638788 |
| Depreciation: | 791636 |
| Depreciated Total: | 1847152 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 66 | BRs: | 22 | Baths: | 22 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 22 | 3 | 1 | M |
| Totals | | | |
| 22 | 66 | 22 | |

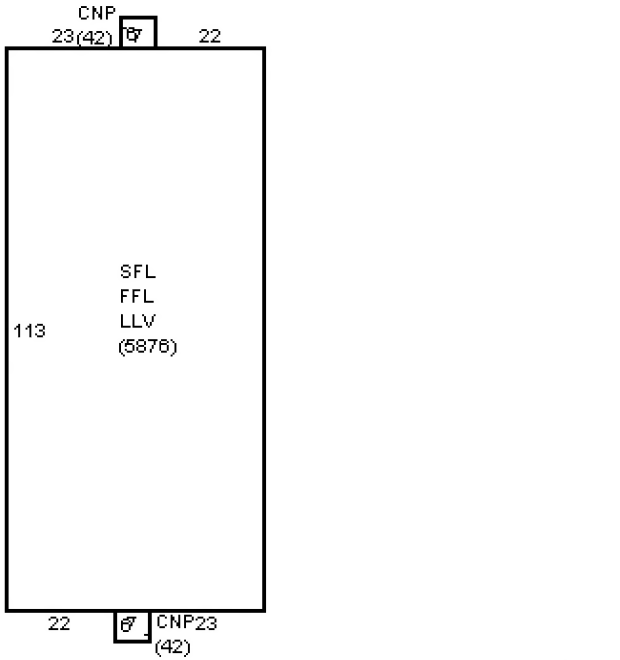
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 145.93 |
| Special Features: | 0 | Val/Su Net: | 104.29 |
| Final Total: | 1847200 | Val/Su SzAd | 157.18 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 5,876 | 145.930 | 857,503 |
| LLV | Lower Level | 5,876 | 118.860 | 698,437 |
| SFL | Second Floor | 5,876 | 145.930 | 857,503 |
| CNP | Canopy | 84 | 63.630 | 5,345 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 17,712 | | Total: | 2,418,787 | |
| Size Ad | 11752 | Gross Are | 17712 | FinArea | 17040 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 90 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 035.0-0004-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 85 | Paving | D | Y | 1 | 8000 | A | AV | 1980 | 2.13 | T | 31.2 | 112 | | | 11,700 | | | 11,700 |

| More: | N | Total Yard Items: | 11,700 | Total Special Featues: | | Total: | 11,700 |
|---|---|---|---|---|---|---|---|